

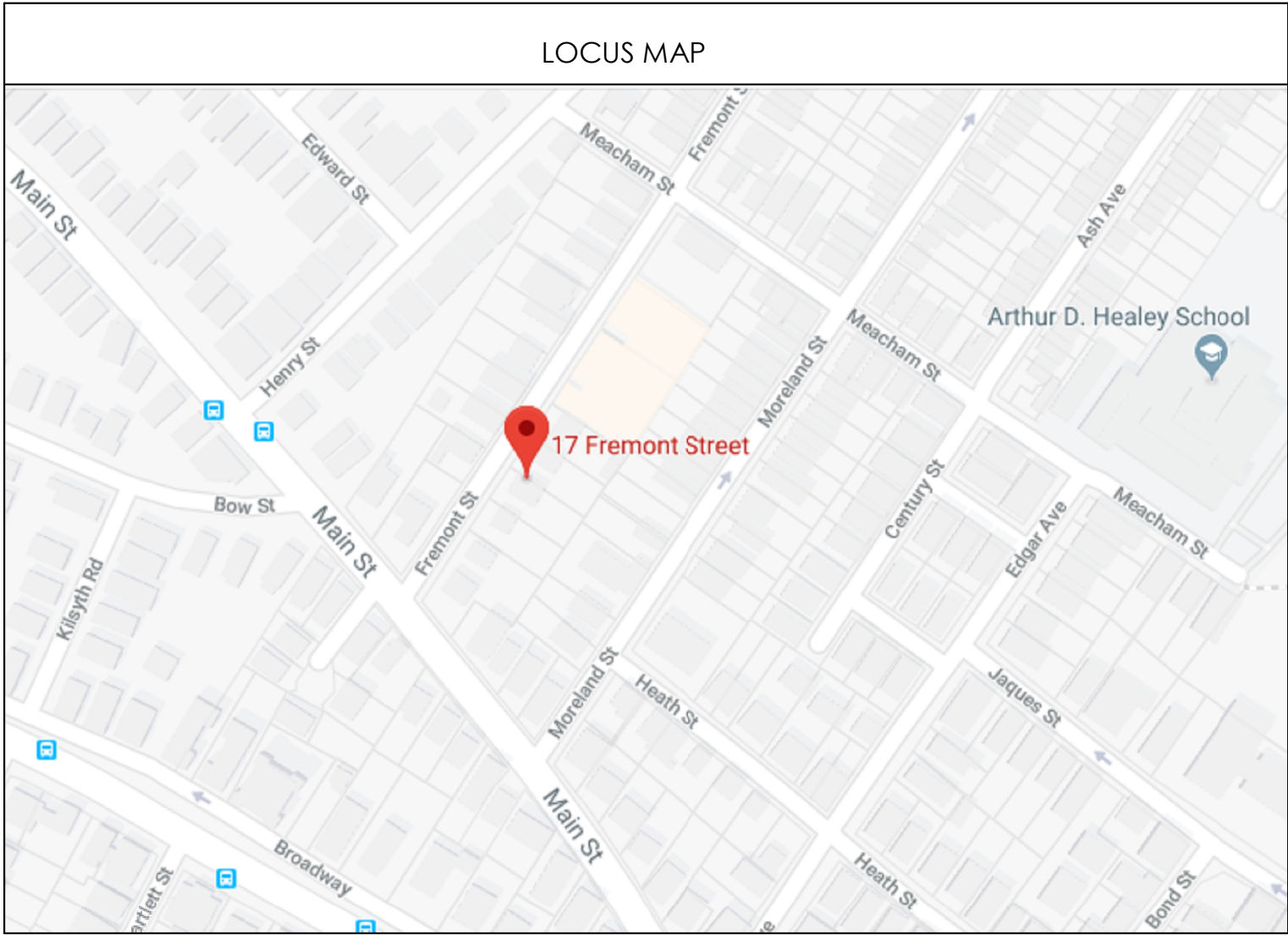


EXISTING

PROPOSED

PROPOSED ADDITION AT:
17 FREMONT STREET
SOMERVILLE , MA
04-13-2018

| DRAWING LIST | | |
|--------------|----------------------|------------------|
| Sheet Number | Sheet Name | Sheet Issue Date |
| A-000 | COVER SHEET | 04/13/18 |
| A-100 | PROPOSED SITE PLAN | 04/13/18 |
| A-101 | PROPOSED FLOOR PLANS | 04/13/18 |
| A-102 | PROPOSED FLOOR PLANS | 04/13/18 |
| A-300 | PROPOSED ELEVATIONS | 04/13/18 |
| AV-1 | PERSPECTIVES | 04/13/18 |
| EX-300 | EXISTING ELEVATIONS | 04/13/18 |



CLIENT:
-
SOMERVILLE, MA

ARCHITECT:
KHALSA DESIGN INC.
17 IVALOO STREET, SUITE 400
SOMERVILLE, MA 02143
T: 617.591.862

SURVEYOR:
JOHN D. SULLIVAN III, P.E.
P.O. BOX 2004
WOBURN MA 01888
T: 781.854.8644

STRUCTURAL:

MEP:

PROJECT NAME

17 FREMONT STREET
RESIDENCE

PROJECT ADDRESS

17 FREMONT STREET,
SOMERVILLE MA

CLIENT

-

ARCHITECT

KHALSA DESIGN
INC.

17 IVALOO STREET SUITE 400
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617-591-2086

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REGISTRATION

| | |
|----------------|----------------|
| Project number | Project Number |
| Date | 04/13/18 |
| Drawn by | AB |
| Checked by | JSK |
| Scale | |

| REVISIONS | | |
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COVER SHEET

A-000

17 FREMONT STREET
RESIDENCE

ZONING DIMENSIONAL TABLE:

| TOWN OF SOMERVILLE | ALLOWED / REQUIRED | EXISTING | PROPOSED | COMPLIANCE |
|---|--|--------------------------|-------------------------|-----------------------|
| ZONE | RB ZONE (NEIGHBOURHOOD BUSINESS DISTRICT) | RB ZONE | RB ZONE | |
| USE | MULTI-FAMILY | MULTI-FAMILY | MULTI-FAMILY | COMPLIES |
| MIN LOT SIZE | 7500 SF | 5,948.95 SF | 5,948.95 SF | COMPLIES |
| MIN LOT AREA/DU | 1500 SF MIN./ UNIT | 1,322 SF | SEE STATS | COMPLIES |
| MAX GROUND COVERAGE | 50% MAX. | 22% | 30.59% (1819.94 SF) | COMPLIES |
| LANDSCAPE AREA | 25% MIN. | 65% | 39.45% (1741.5 SF) | COMPLIES |
| MAX FLOOR AREA RATIO (FAR) | 1.0 | 0.54 | 0.98 | COMPLIES |
| MAX BUILDING HEIGHT | 40'-0" / 3 STORIES | 33' - 6" / 2-1/2 STORIES | 30' -8" / 2-1/2 STORIES | COMPLIES |
| MIN. YARD SETBACKS | | | | |
| FRONT | 15 FT | 8.4 FT | 8.4 FT | COMPLIES/PRE-EXISTING |
| LEFT SIDE | (7) 10 FT (SUM OF BOTH SIDE YARDS = 20FT) | 4.3 FT | 4.3 FT | COMPLIES/PRE-EXISTING |
| RIGHT SIDE | (7) 10 FT (SUM OF BOTH SIDE YARDS = 20FT) | 11.8 FT | 11.8 FT | COMPLIES/PRE-EXISTING |
| REAR | 20 FT | 64.6 FT | 44 FT | COMPLIES/PRE-EXISTING |
| MIN FRONTAGE | 50 FT | 50 FT | 50 FT | COMPLIES |
| PERVIOUS AREA, MIN. PERCENTAGE OF LOT (24) (25) | 35% | 65.2% (3881 SF) | 40% (2385.59 SF) | SPECIAL PERMIT |
| PARKING REQUIREMENTS | | | | |
| MIXED-USE | 1.5 PER DU (1.5x3 UNITS = 5) | 1 SPACES | 3 SPACES | SPECIAL PERMIT |

(Ord. No. 2010-05, § 16, 2-11-2010)

24. A waiver to the Pervious Area requirement may be issued by a Special Permit by the SPGA, per Section 5.1 of the SZO if the proposed plan meets the findings of Section 5.1.4 and addresses adverse environmental impacts per Section 5.1.4.e. (Ord. No. 2012-03, § 3, 4-12-2012)

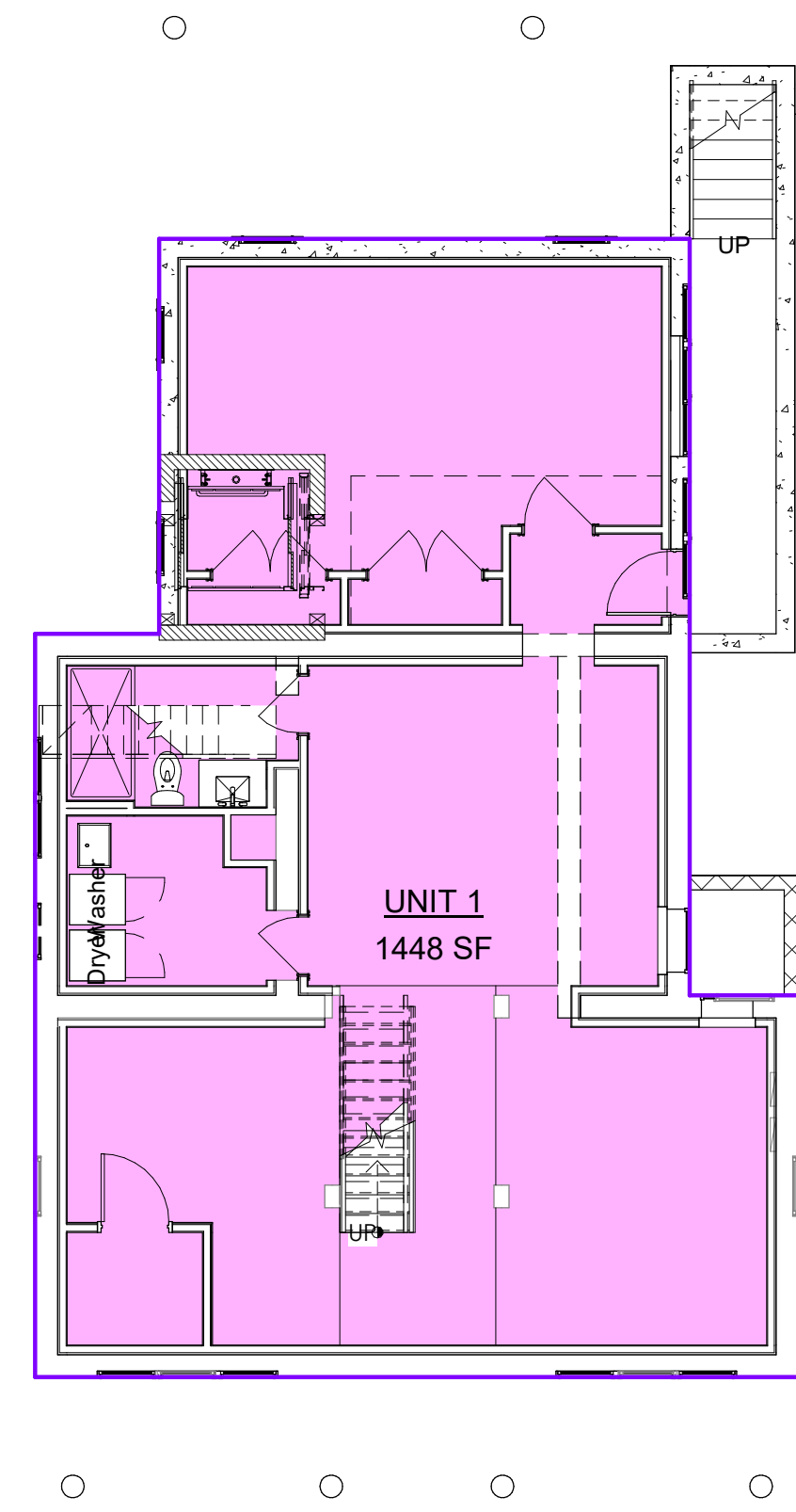
25. Properties otherwise conforming to the SZO shall not be determined to be nonconforming based only upon violation of the provisions of 8.5.k that were in existence as of March 1, 2012. Such properties may maintain, upgrade, and/or renovate their existing nonconforming pervious coverage by-right.



| GROSS FLOOR AREA | | | UNIT AREAS | | |
|---------------------|----------------|---------|------------|---------------------|---------|
| Level | Name | Area | Name | Level | Area |
| Existing - Basement | BASEMENT FLOOR | 1448 SF | UNIT 1 | Existing - Basement | 1448 SF |
| Existing - Level 1 | GROUND FLOOR | 1450 SF | UNIT 1 | Existing - Level 1 | 1381 SF |
| Existing - Level 2 | SECOND FLOOR | 1450 SF | | | |
| Existing - Level 3 | THIRD FLOOR | 1532 SF | UNIT 2 | Existing - Level 2 | 1326 SF |
| | | 5880 SF | UNIT 3 | Existing - Level 3 | 1408 SF |
| | | | | | 5563 SF |

AREA LEGEND

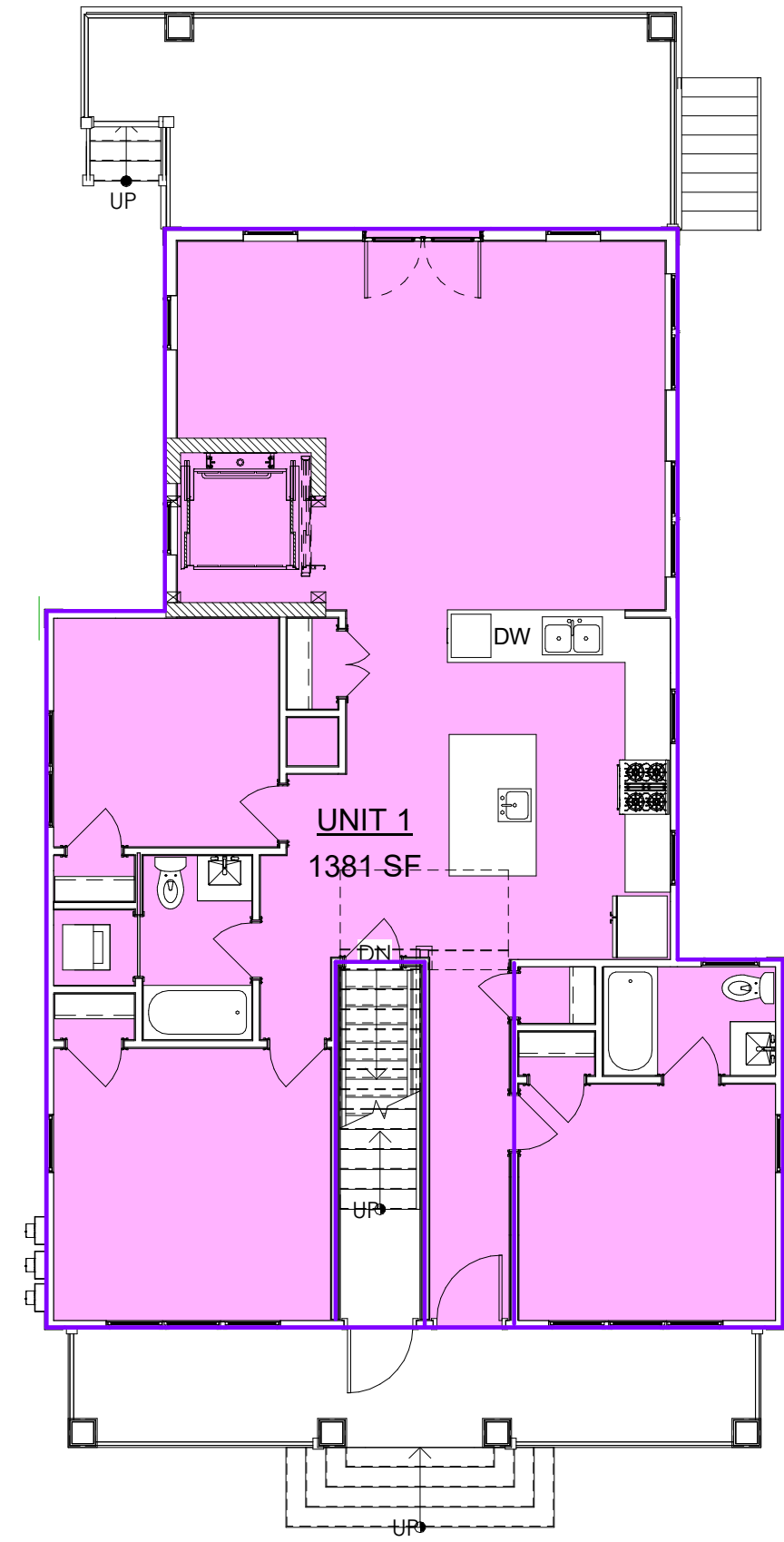
UNIT 1



3 BASEMENT AREA PLAN
1/8" = 1'-0"

AREA LEGEND

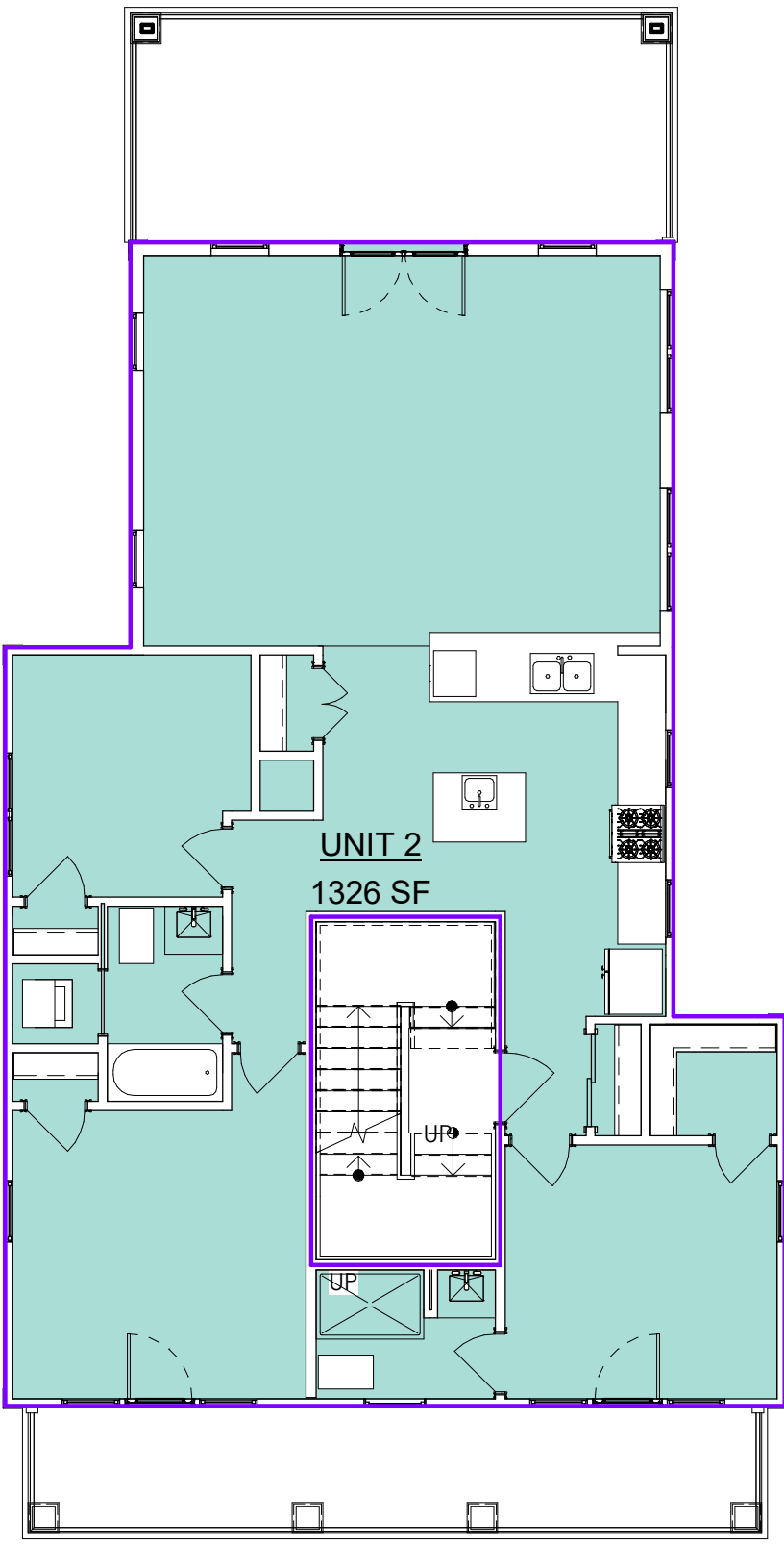
UNIT 1



4 GROUND FLOOR AREA PLAN
1/8" = 1'-0"

AREA LEGEND

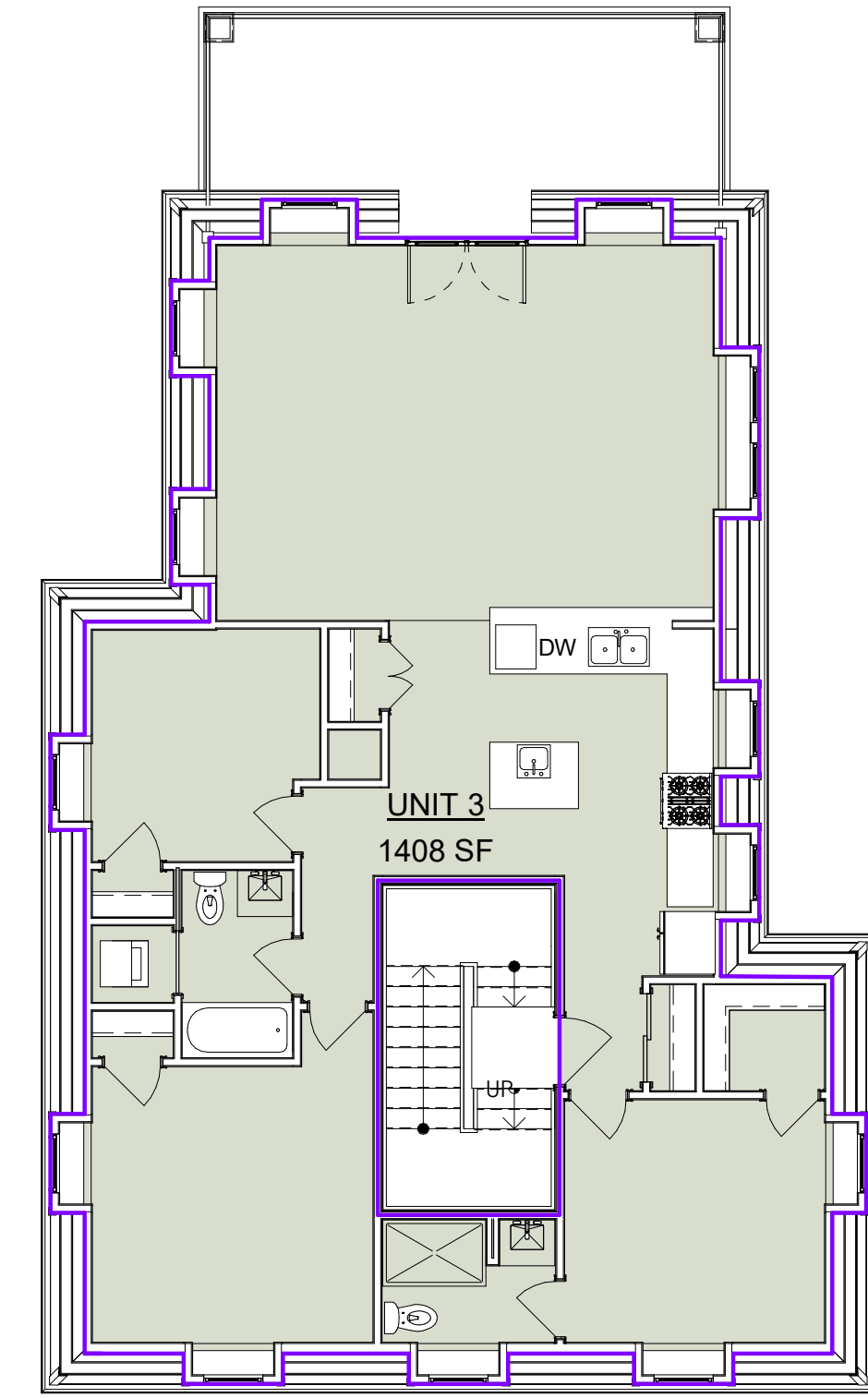
UNIT 2



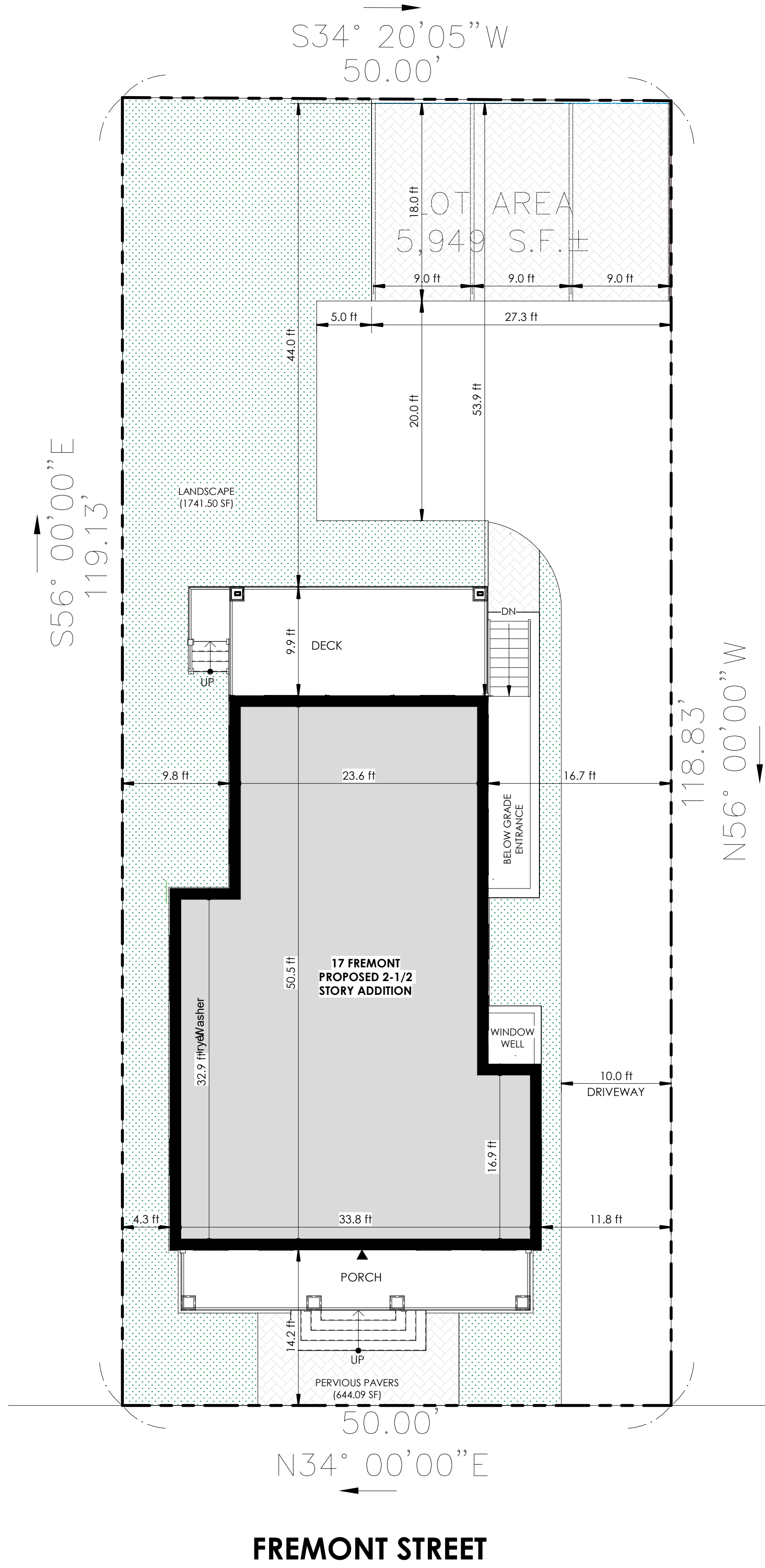
5 SECOND FLOOR AREA PLAN
1/8" = 1'-0"

AREA LEGEND

UNIT 3



6 THIRD FLOOR AREA PLAN
1/8" = 1'-0"



1 Proposed - Site
1/8" = 1'-0"

PROJECT NAME

17 FREMONT STREET
RESIDENCE

PROJECT ADDRESS

17 FREMONT STREET,
SOMERVILLE MA

CLIENT

ARCHITECT

KHALSA DESIGN
INC.



KHALSA

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REGISTRATION

Project number Project Number
Date 04/13/18
Drawn by AB
Checked by JSK
Scale As indicated

REVISIONS

| No. | Description | Date |
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PROPOSED SITE
PLAN

A-100

17 FREMONT STREET
RESIDENCE

| UNIT AREAS | | |
|------------|---------------------|---------|
| Name | Level | Area |
| UNIT 1 | Existing - Basement | 1448 SF |
| UNIT 1 | Existing - Level 1 | 1381 SF |
| UNIT 2 | Existing - Level 2 | 1326 SF |
| UNIT 3 | Existing - Level 3 | 1408 SF |
| | | 5563 SF |

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17 FREMONT STREET
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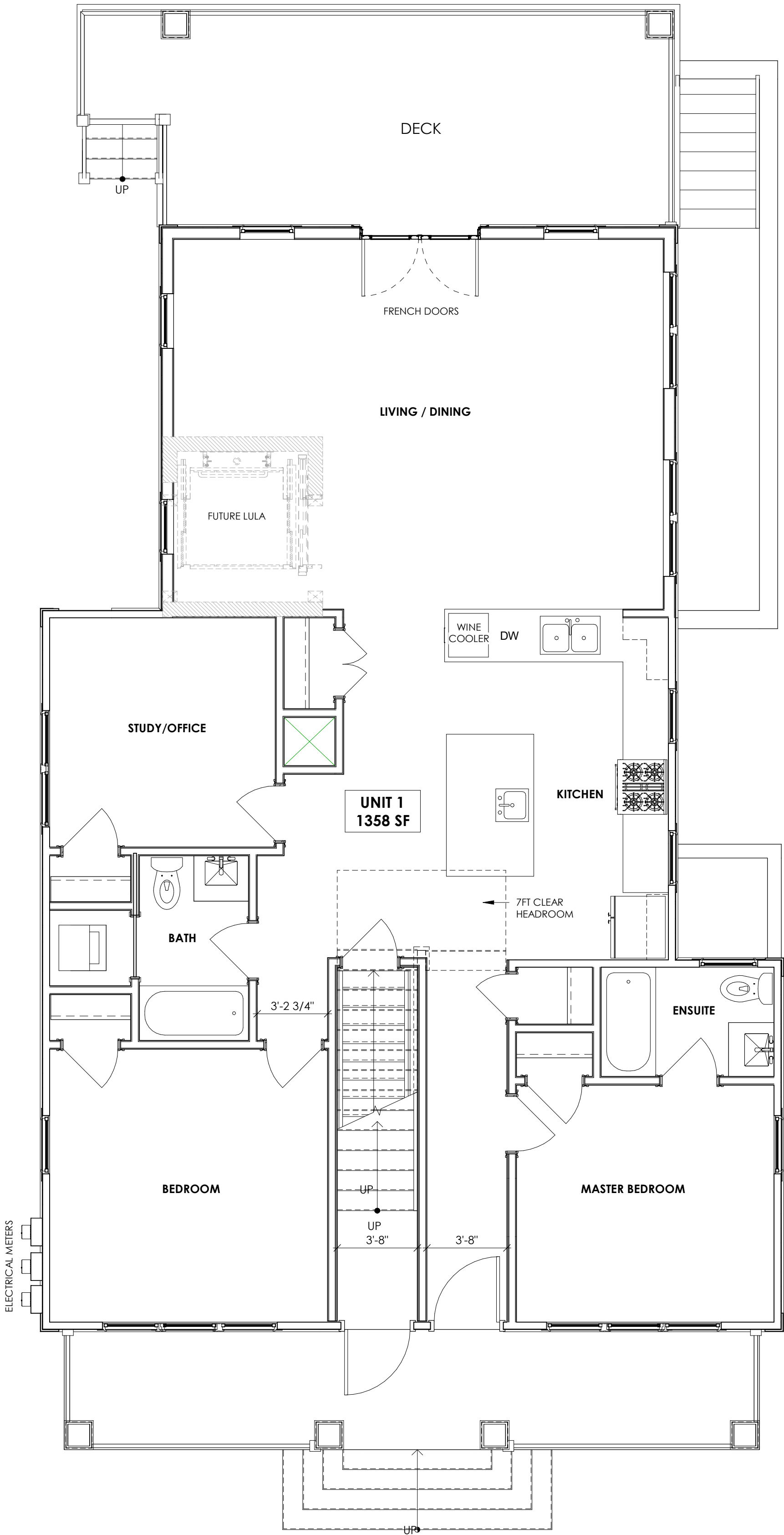
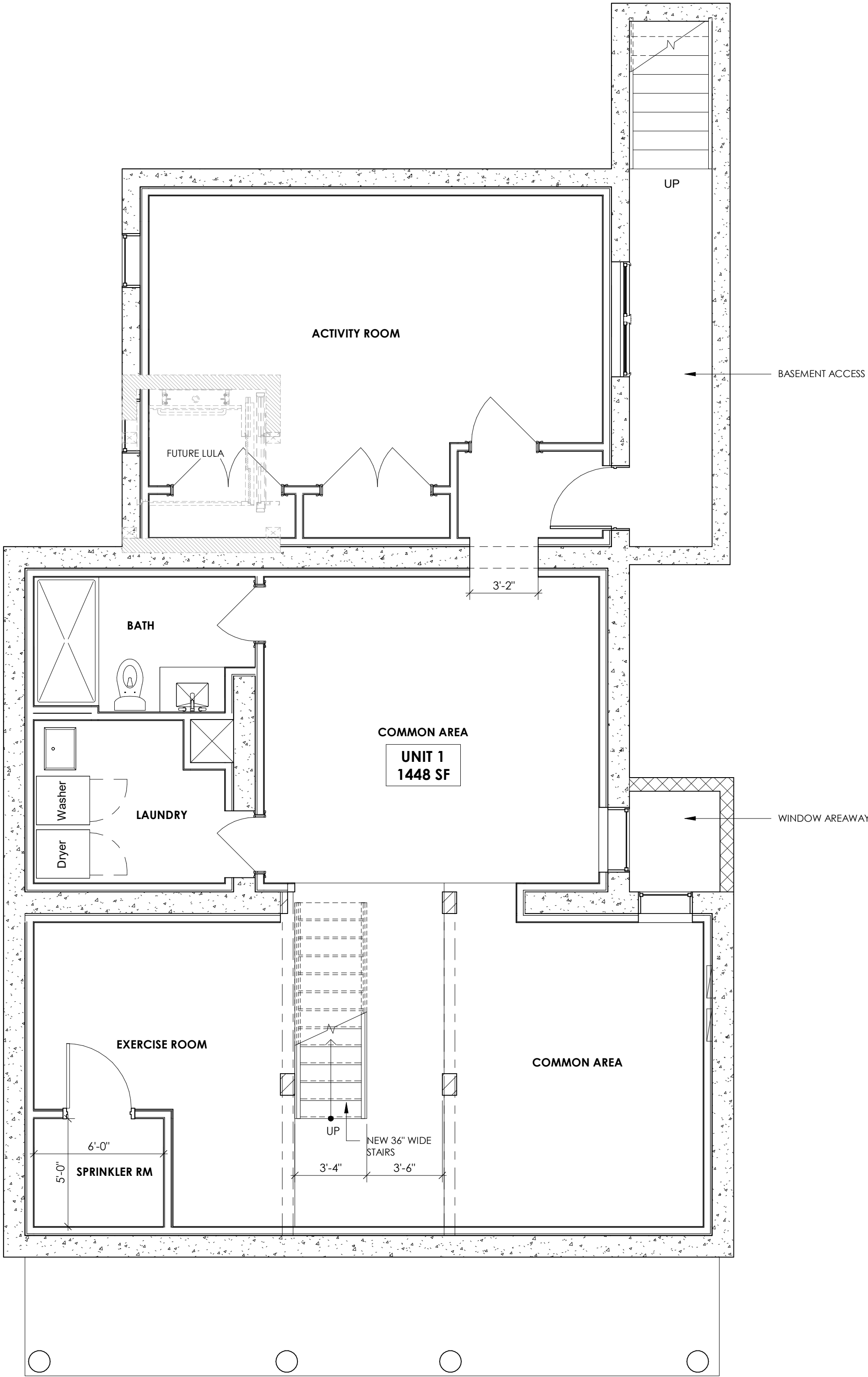
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| Project number | Project Number |
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| Checked by | JSK |
| Scale | 1/4" = 1'-0" |

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PROPOSED
FLOOR PLANS

A-101

17 FREMONT STREET
RESIDENCE



1 Proposed - Basement
1/4" = 1'-0"

2 Proposed - Level 1
1/4" = 1'-0"

| UNIT AREAS | | |
|------------|---------------------|---------|
| Name | Level | Area |
| UNIT 1 | Existing - Basement | 1448 SF |
| UNIT 1 | Existing - Level 1 | 1381 SF |
| UNIT 2 | Existing - Level 2 | 1326 SF |
| UNIT 3 | Existing - Level 3 | 1408 SF |
| | | 5563 SF |

PROJECT NAME

17 FREMONT STREET
RESIDENCE

PROJECT ADDRESS

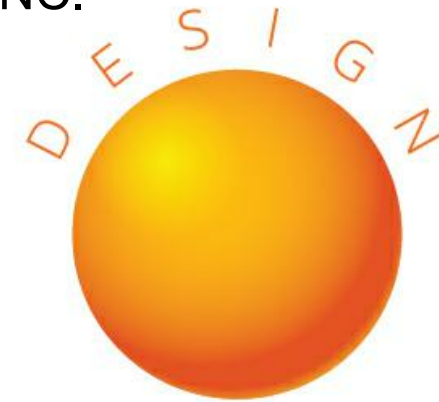
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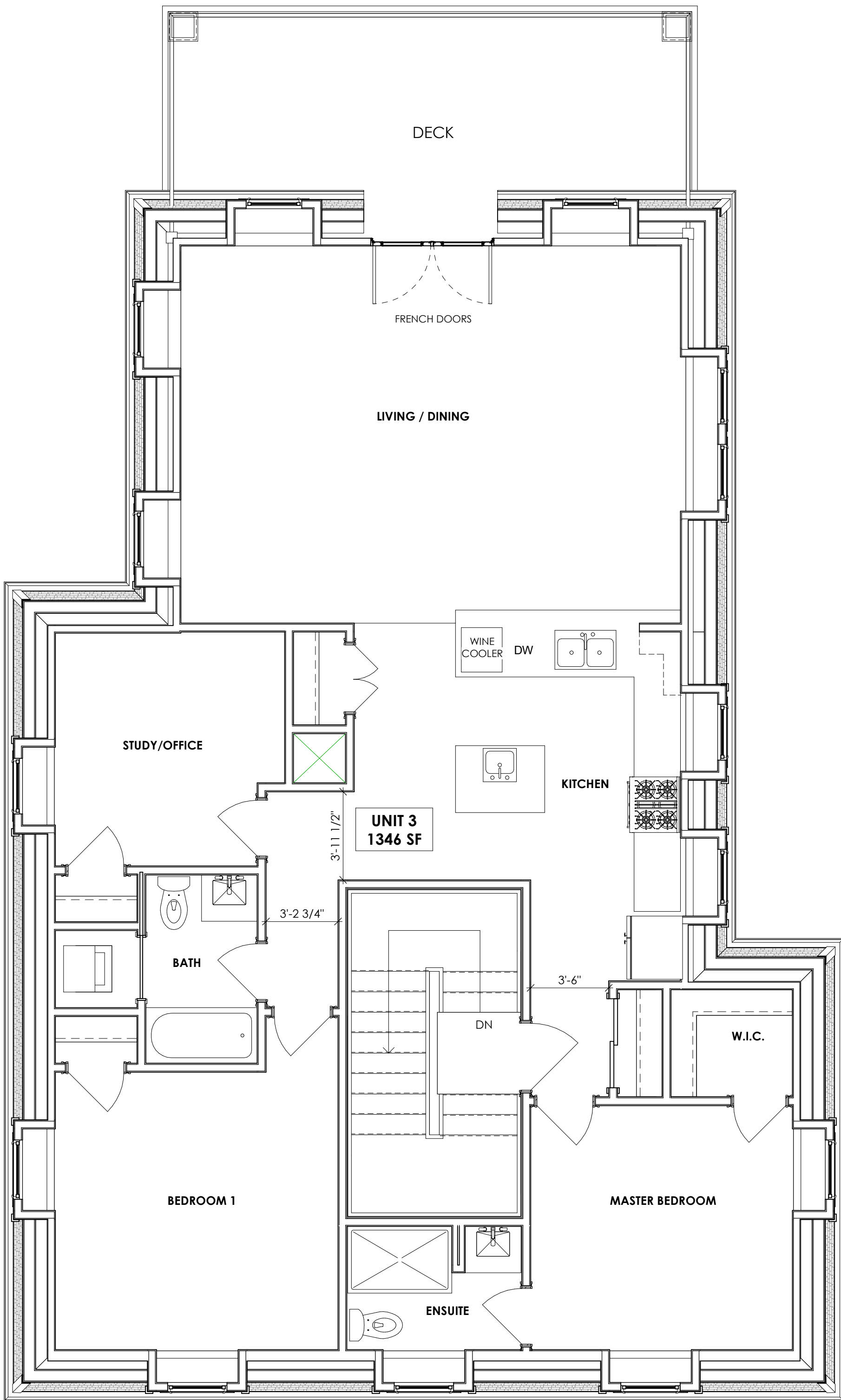
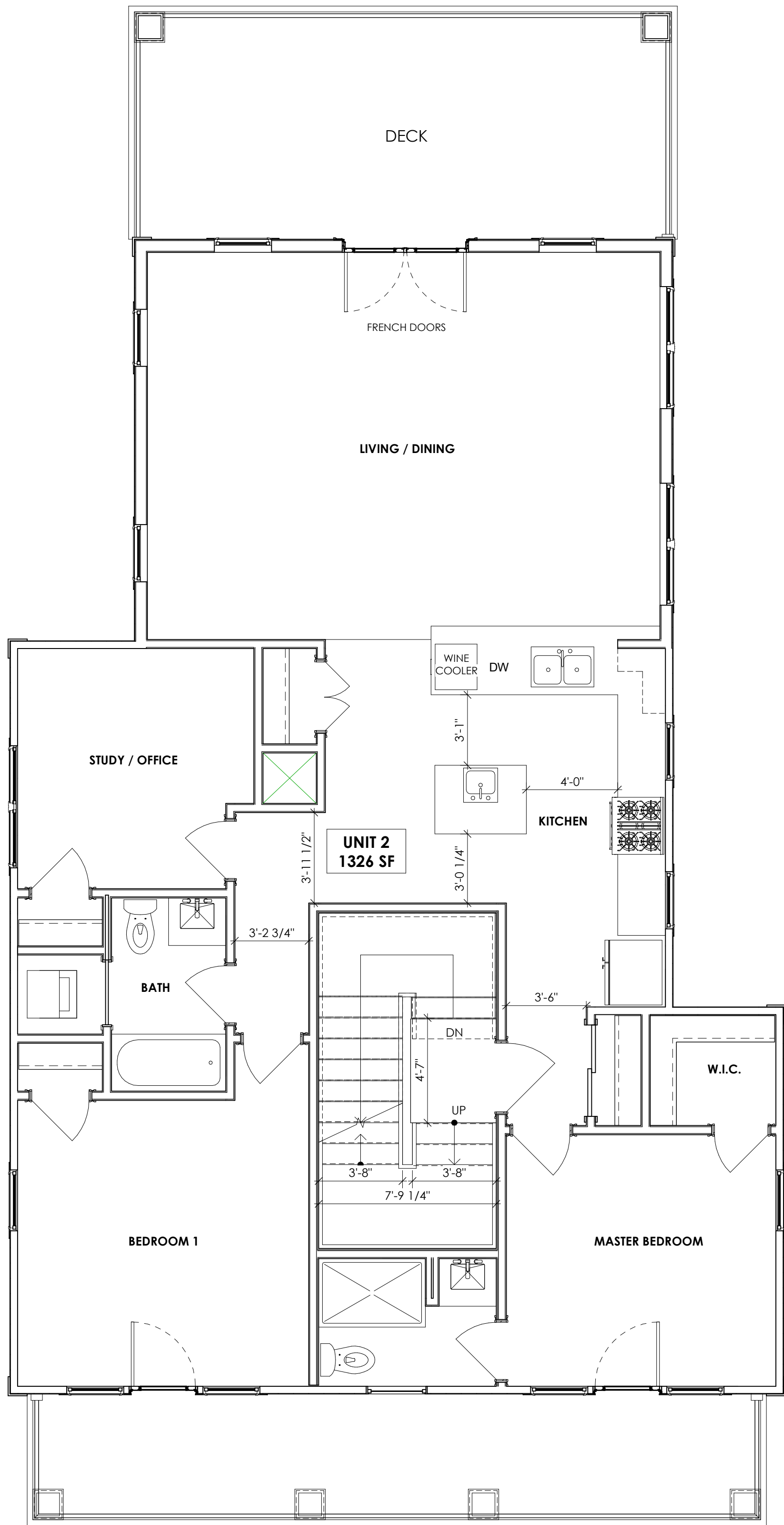
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PROPOSED
FLOOR PLANS

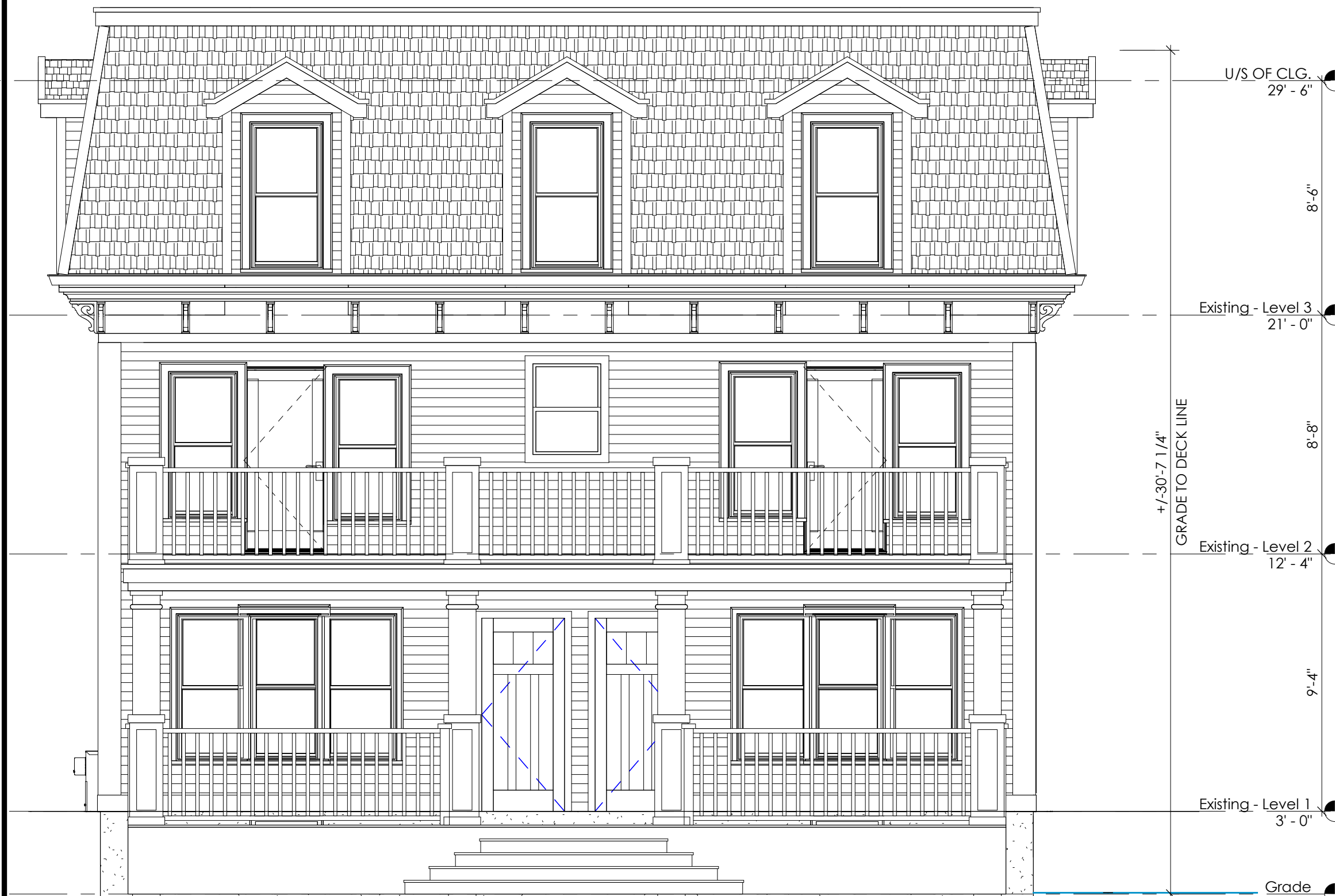
A-102

17 FREMONT STREET
RESIDENCE





④ PROPOSED EAST ELEVATION
1/4" = 1'-0"



② PROPOSED SOUTH ELEVATION
1/4" = 1'-0"



③ PROPOSED WEST ELEVATION
1/4" = 1'-0"



① PROPOSED NORTH ELEVATION
1/4" = 1'-0"

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PROPOSED
ELEVATIONS

A-300

17 FREMONT STREET
RESIDENCE



3 3D View 3



1 3D View 1



4 3D View 4



2 3D View 2

PROJECT NAME

17 FREMONT STREET
RESIDENCE

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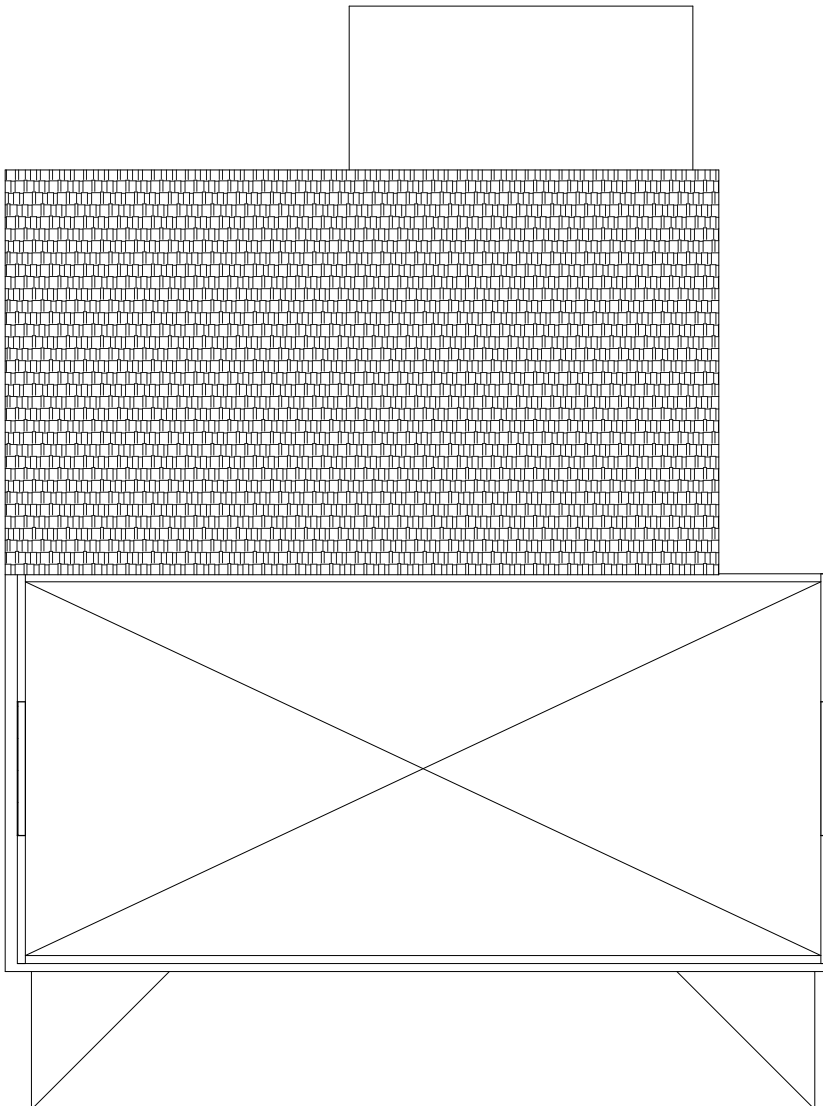
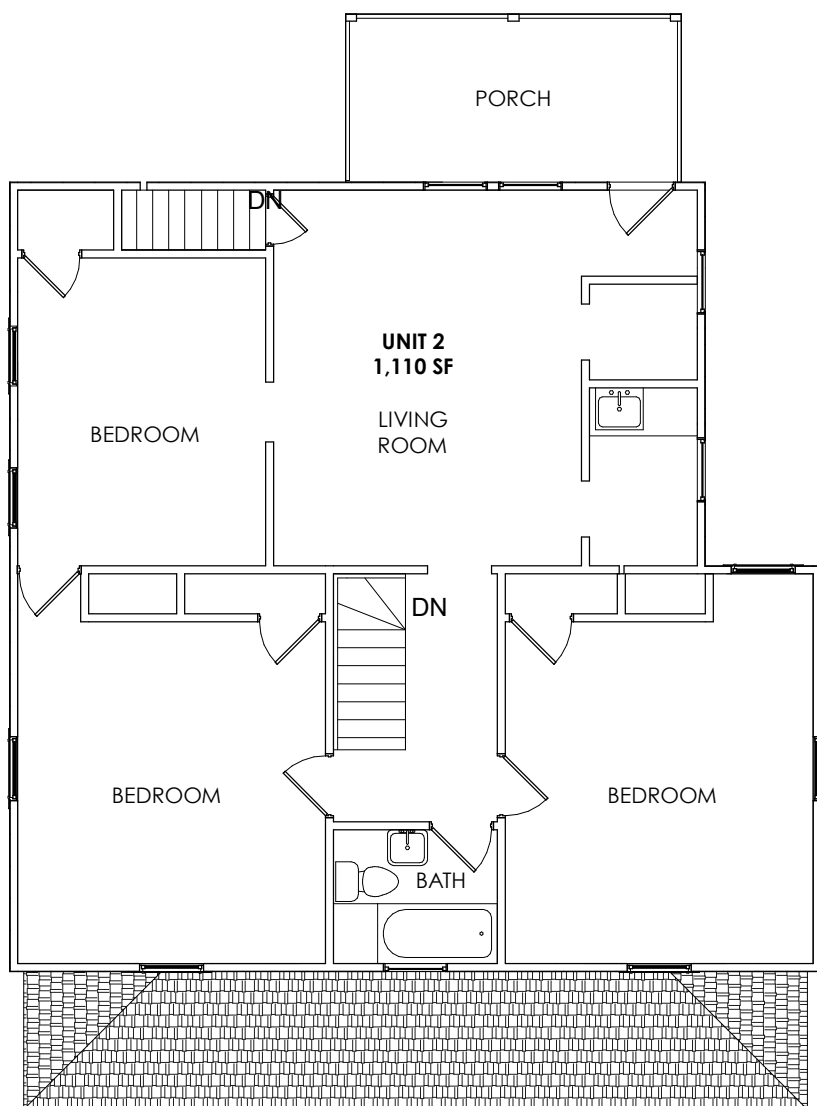
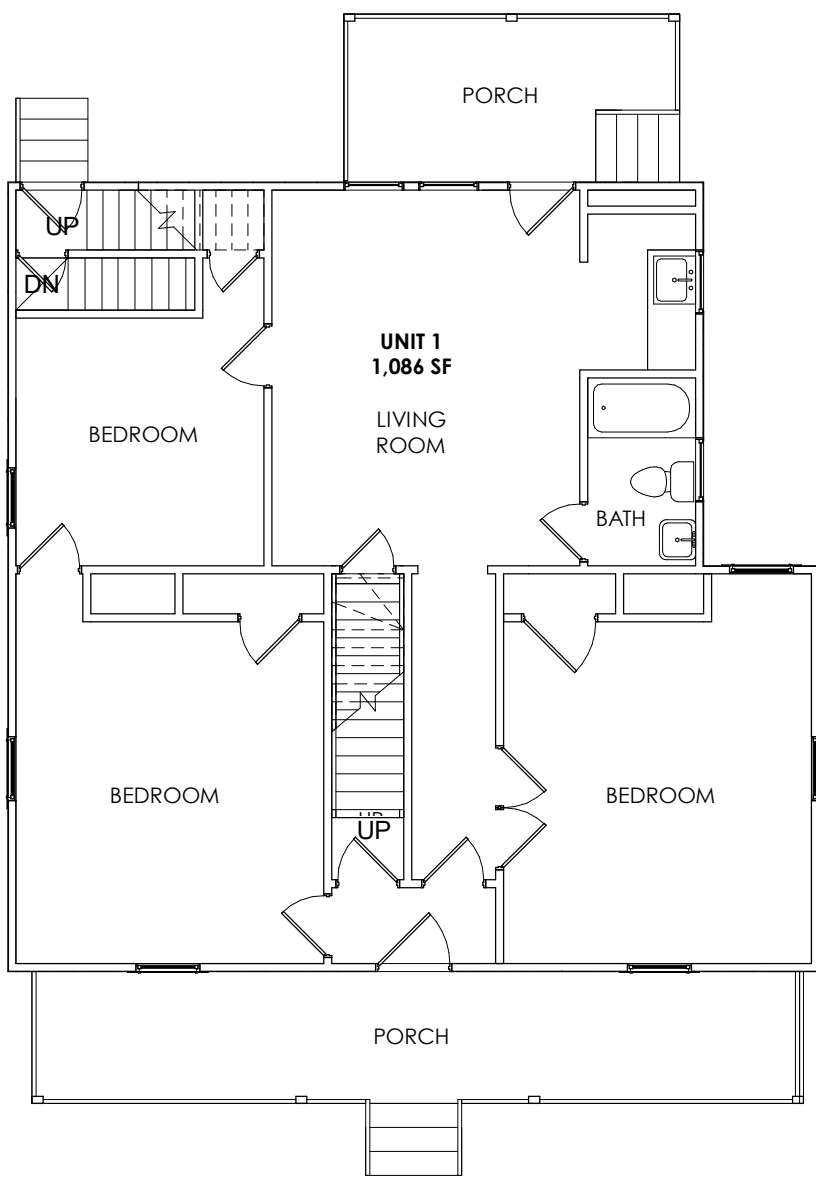
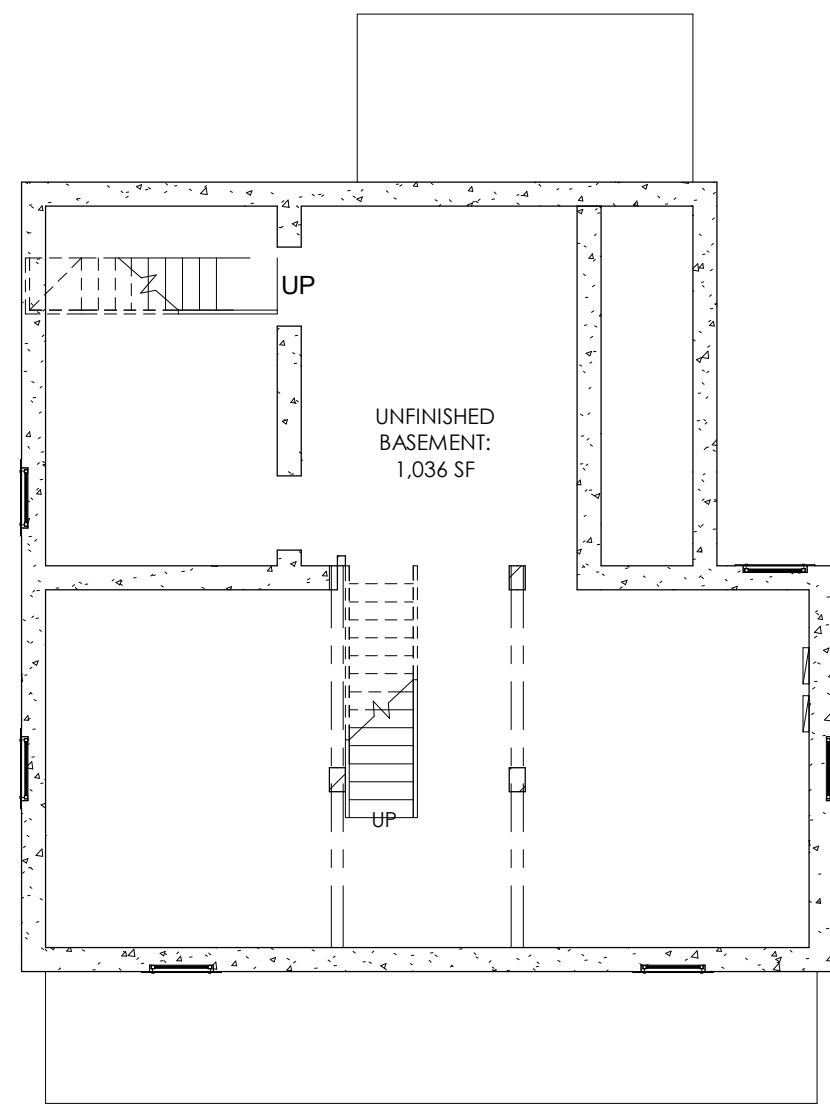
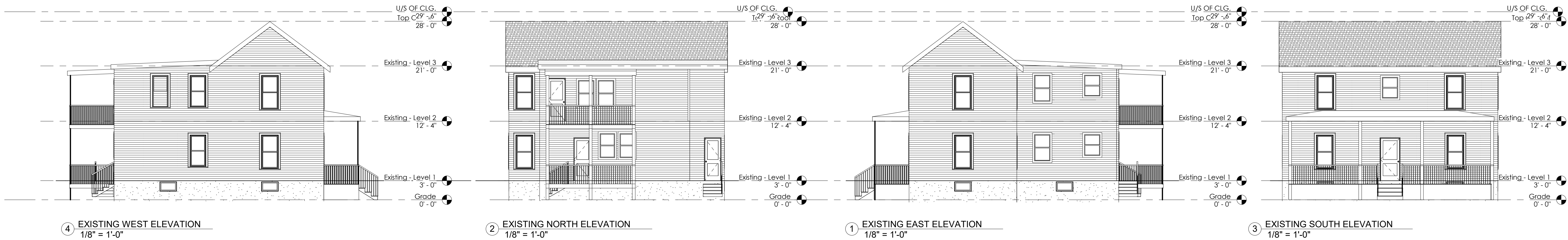
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PERSPECTIVES

AV-1

17 FREMONT STREET
RESIDENCE



PROJECT NAME
**17 FREMONT STREET
RESIDENCE**

PROJECT ADDRESS
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SOMERVILLE MA**

CLIENT
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Project Number
04/13/18
AB
JSK
1/8" = 1'-0"

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EXISTING
ELEVATIONS

EX-300

17 FREMONT STREET
RESIDENCE